G R S App F IX 4]

Previous References

1948-

(Mb)

File No. 158 48

Serial Nos 33

Later References

GENERAL AND REVENUE SECRETARIAT

Serial Nos 33

P 11
(E)

Part B for January 1949

SUBJECT

Representation of Karlstar Electric Factory re fixing of Nominal prices for lands required for Industrial purposes etc—

order No's 8194 /Rev 158-48-33 dt 18 1 49
8198 /Rev — " — "

To M/s Karlstar Electric
Factory
Bangalore

The Chairman C I & T B Bldg

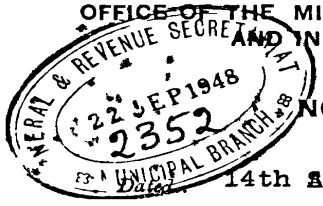
Intimating the decision of the Govt in the
matter

M 133/15-9-48

REPLY

(To be written on this margin)

OFFICE OF THE MINISTER FOR FINANCE AND INDUSTRIES



NOTE

Dated 14th September 1948

I place below an extract from the representation of the Kirloskar Electric Factory, Bangalore in the matter of fixing nominal prices for lands required for industrial purposes, for examination –

Conversion into Sovereigns

2) I shall be glad to have a report of action taken at a very early date.

(Revenue Secretary)

submitted with a draft letter to the chairman, Bangalore Town Board

L 4043 & 19/10/48

Letter No J 236/48-49 dt
22-10-48 from the chairman,
Bangalore Trust Board on
the matter

5/ submitted with a note on
the matter.—

This relates to the

flag B) representation made by M/s
Kirloskar Electric Factory
praying that nominal price
may be fixed in respect of
sites in the Industrial suburb,
Bangalore, for reasons stated
therein — Ref para supra

6/ The report of the chairman,
on the above representation
is submitted for perusal As
stated by the chairman,
the scheme of the Industrial
suburb, Bangalore, has
been prepared on a

self supporting basis. Rates for the disposal of plots in this area have been fixed with reference to the expenditure, to be incurred on the formation of the layout, leaving a slight margin of profit to meet any increased expenditure during execution. This can be seen from the go sanctioning the layout of the Northern Zone of the Industrial Suburb — Vide flag S

7) In these circumstances, it is ~~neither~~ advisable nor possible to reduce the rates already fixed in this behalf. The authorities of the Kurlosk'an co will, therefore, be informed that the rate fixed by the Board for disposal of plots to the Industrialists in the Industrial Suburb are quite normal and that no further reduction can be made in this respect.

A

8) The proposal refers

Power of the Corporation to reduce the rates of
2352 ∫ 4352/mk rates in the Industrial Suburbs

to at 'A' above (overleaf) is
submitted for orders

MA 15/12 1) Please see the orders of the
Minister for Finance regarding
in para 1 precedent the reduction of
Conversion Fine Post 13/1/25

10) submitted with reference to
para above the question
of fixing the rate of conversion
fine to be ~~low~~ levied on the
lands acquired for the
Industrial suburbs is pending
decision of the Council of
Ministers At this stage,
the question of reducing
conversion fine does not
appear to arise, as rates
have yet to be fixed

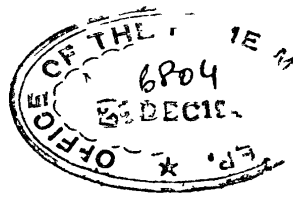
MA 15/12 11) There is only probability
that the price fixed for the land
in the Industrial suburbs are valid
be increased rather than reduced

4359

especially when the question of
(copy) Conversion fuse is decided
by the Govt (now before the Council)

(a) An endorsement will, if approved,
be issued to messrs Kirloskar as
stated at (supra (para
7 above) - reference I supra
Govt (say) for
17/12/45

Rec'd (Brne)



RW 23/12

23/12

23/12

A draft reply as further
here
Rs 57/7 Lacs

Issue

20
16/4

M/s Kirloska Electric Factory 1/1/45
h 5197/mt 15848 Bang about 33/47 15/1/45

Extract from the representation dated 13th September 1943 of the Kirloskar Electric Factory, Bangalore to the Minister for Finance and Industries.

(3) We also draw your attention to one more thing and that is with regard to the price that is proposed to be charged for the land to be allocated to the various industrialists both for industrial purpose and also for the housing of labour We find that very heavy price is being charged for these lands as we feel that in the initial stages when the new industries are built up on this site, they should not be burdened with heavy capital expenditure by way of initial costs of the land. In our opinion, the price which the Government of Mysore propose to charge for the factory sites is exhorbitant and we earnestly appeal to you to see if the land could be given to the industries at nominal prices. We think the Government should look upon the industries not to make good the costs which they may incur in bringing about additional amenities to the land but whatever loss they may incur in this behalf may be compensated by anticipating greater returns by way of taxes like Income-tax etc. If the Industry is burdened with heavy initial expenses, the industrialists will take a long time to establish the industry in these days of competition and we therefore appeal to the Government of Mysore to revise their policy of giving the land to the industries at nominal prices

To, L 4043 19/10/48

The chairman, C I T Board,

Bangalore

Sir, I am forwarding herewith an extract copy / from the representation of the firm, Kirloskar Electric Factory in the matter of fixing nominal prices for lands required for industrial purposes etc, I am directed to request you to send a report thereon at an early date

Yours faithfully

for

J O Lewsey

Dy Secy

4236/48-9

Dkt 158-48-33

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Bangalore, Dated, the 22nd October 1948

To

Janab Syed Abdul Aleem, B A ,
Secretary to Government,
Revenue Department, Bangalore

Sir,

With reference to your letter No L 4043 dated 19-10-1948 forwarding for report an extract from the representation of Messrs Kirlosker Electric Factory regarding fixing nominal prices for lands in the Industrial Suburb area, I have the honour to state that the scheme of the Industrial Suburb prepared by the Trust Board is on a self supporting basis Having regard to the enormous outlay in the acquisition and formation of the Suburb, the rate as resolved by the Board on 16-4-1948 is as follows -

For exising Industries to be shifted	Rs	1-8-0 per Sq Yd
For new Industries to be started	Rs	2-0-0 per Sq Yd
Industries whether new or existing requiring more than 1 acre	Rs	2-0-0 per Sq Yd

Calculated on this basis as regards the North Zone

The estimated realisation is	Rs	11,45,030/-
The outlay is	Rs	8,51,823/-

leaving a margin of Rs 2,89,107/- which is to be reserved for covering any increased expenditure during the execution, which is a very necessary provision

2 Lands round about Bangalore are very valuable, and if the Industrialists require lands cheap, they cannot have them in Bangalore

3 Details of the whole cost of the scheme and how it is proposed to be worked out, is contained in this office letters No G 393/47-48 dated 27-4-1948 forwarding the North Zone Industrial Suburb scheme for sanction of Government and No G 63/48-49 dated 30-7-48

4 As it is, the proposed rate is stated to be high The

P T O

question of revenue conversion fine is pending and if any fine is added to the rate of sale, the people wanting to start Industries in the area may find the total price excessive The Board has also resolved that this should not be insisted upon by Government

This matter is also pending with Government The price now resolved upon by the Board cannot be stated to be exhorbitant. under the circumstances.

Yours faithfully,

CHAIRMAN

KRR/-2-

To, L 8197/Mch.158-48-33 3 cys
Messrs Kirloskar Electric
Factory
Bangalore

Gentlemen,

On reply to the
representation made in
your memorandum submitted
to the Minister for Finance and
Industries on 13/9/48 praying
that nominal prices may
be fixed in respect of the
sites formed in the Industrial
suburb area for locating
industries, I am directed
to state that the rates
fixed by the City Improvement
Trust Board, Bangalore
for the disposal of sites

in the above said are
are quite normal and
that no further reduction
can be made in this
respect

yours faithfully
for
Director General

No. 28198 Dt. 18-12-48
Copy of the above is forwarded
w/c to the Chairman, C.D.T.
Bombay, for information,
with reference to his letter
No. T 236/46-5 dt. 22-10-48
on the subject

for
Director General